

138.0

0006

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

997,500 / 997,500

997,500 / 997,500

997,500 / 997,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

APPRAISED:

USE VALUE:

ASSESSED:

997,500 / 997,500

997,500 / 997,500

997,500 / 997,500

No	Alt No	Direction/Street/City
5		STONY BROOK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JI NAN	
Owner 2:	OUYANG LIAN	
Owner 3:		

Street 1:	5 STONY BROOK RD
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER	
Owner 1:	BROWN HOLLIS L TRUSTEE -
Owner 2:	BROWN REALTY TRUST -
Street 1:	5 STONY BROOK RD
Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2202 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10402		Sq. Ft.	Site		0	90.	0.70	10									658,855						658,900	

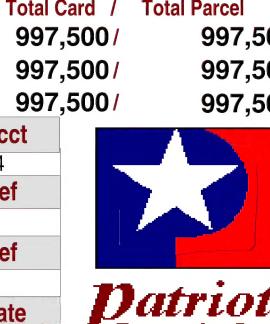
IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	10402.000	338,600								Entered Lot Size				88844	
Total Card	0.239	338,600								Total Land:				GIS Ref	
Total Parcel	0.239	338,600								Land Unit Type:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	453.00		/Parcel:	453.00		Insp Date				08/14/14	

PREVIOUS ASSESSMENT										Parcel ID		138.0-0006-0003.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	338,600	0	10,402.	658,900	997,500		Year end	12/23/2021			
2021	101	FV	327,400	0	10,402.	658,900	986,300		Year End Roll	12/10/2020			
2020	101	FV	327,400	0	10,402.	658,900	986,300	986,300	Year End Roll	12/18/2019			
2019	101	FV	295,800	0	10,402.	695,500	991,300	991,300	Year End Roll	1/3/2019			
2018	101	FV	295,800	0	10,402.	512,400	808,200	808,200	Year End Roll	12/20/2017			
2017	101	FV	295,800	0	10,402.	490,500	786,300	786,300	Year End Roll	1/3/2017			
2016	101	FV	295,800	0	10,402.	453,900	749,700	749,700	Year End	1/4/2016			
2015	101	FV	249,400	0	10,402.	380,700	630,100	630,100	Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
BROWN HOLLIS L	52257-209		2/18/2009		575,000	No	No								
BROWN HOLLIS L	25832-413		11/21/1995			1	No	No	A						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name		
10/21/2014	1402	Redo Bat	15,430					New bathroom.				8/14/2014	Meas/Inspect	PC	PHIL C		
3/20/2009	152	New Wind	5,000									11/13/2008	Meas/Inspect	336	PATRIOT		
3/12/2009	136	Manual	4,500									11/14/2000	Hearing N/C	189	PATRIOT		
12/12/2008	1499	Manual	6,000					repair sill damage				12/30/1999	Inspected	276	PATRIOT		
												12/1/1999	Mailer Sent				
												11/10/1999	Measured	263	PATRIOT		
												1/1/1982		CM			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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USER DEFINED	
Prior Id # 1:	88844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 21 - Split Level				Full Bath: 1	Rating: Very Good			SCUTTLE.. OF=BMT SINK.													
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Good																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1961	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G16		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall				Functional:		%		Interior:	1	8	4	1									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %			Plumbing:													
Bsmnt Flr: 5 - Lino/Vinyl				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 100.00				Heating:													
Bsmnt Gar: 2				Size Adj.: 1.28405797				General:													
Electric: 3 - Typical				Const Adj.: 0.99722344				<b>COMPARABLE SALES</b>													
Insulation: 2 - Typical				Adj \$ / SQ: 128.049				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 123500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 415917																	
% Com Wal		% Sprinkled		Depreciation: 77361																	
				Deprecated Total: 338556																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 138.0-0006-0003.A												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N					Total Yard Items:				Total Special Features:						Total:						
<b>AssessPro Patriot Properties, Inc</b>																					